



To: Board of Directors; Greater Syracuse Property Development Corporation
John Sidd

From: Katelyn Wright

Date: August 17, 2020

Re: Board of Directors Meeting – August 18, 2020

The Greater Syracuse Property Development Corporation will hold a regular meeting of the Board of Directors on **Tuesday, August 18, 2020 at 8:00 A.M.** via conference call.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/313717573>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/313717573>

I. Call to order

II. Roll Call

III. Proof of Notice

IV. Minutes

July 21

V. Executive Summary & Financial Statements

VI. New Business

- A. Authorize the Sale of multiple properties
- B. Renew e-Property Plus subscription
- C. Authorize Land Bank to acquire a portion of 515 Seymour St from the City of Syracuse
- D. Authorize the Land Bank to sell a portion of 515 Seymour to Sunshine Booker
- E. Authorize the Land Bank to sell a portion of 515 Seymour to Felipe Rodriguez
- F. Acquire 100 W Newell from HHQ
- G. Accept 152 Annetta via donation
- H. Authorize the Land Bank to contract for the demolition of 406 Danforth Street
- I. Authorize the Land Bank to contract with Onondaga County for \$250,000 for demolition

VII. Discussion

- A. Karl's Klocks update
- B. \$250,000 contract with Onondaga County
- C. Committee of the Corporation on racial equity in housing

VIII. Adjournment



PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION

HAS SCHEDULED A REGULAR MEETING OF THE BOARD OF DIRECTORS

FOR

8:00 AM Tuesday, August 18, 2020

This meeting will take place via conference call:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/313717573>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/313717573>

For more information, please contact Katelyn Wright at 315-422-2301 or

kwright@syracuselandbank.org

**GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
CERTIFICATE REGARDING NO CONFLICT OF INTEREST**

MEETING DATE: August 18, 2020

The Greater Syracuse Property Development Corporation (the “GSPDC”) has this day considered numerous business items (each a “Transaction”) including, but not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a “Stakeholder”).

I, the undersigned director, officer or employee of GSPDC, **DO HEREBY CERTIFY**, as follows:

1. I do not have any interest with regard to any Transaction which would cause the Transaction to be deemed a “related party transaction” (as defined in Section 102[a][24] of the New York Not-For-Profit Corporation Law), and no Relative (as defined in Section 102[a][22] of the New York Not-For-Profit Corporation Law) of mine or entity in which I have an ownership or beneficial interest has any such interest.
A “related party” as defined under Section 102(a)(23) of the New York Not-For-Profit Corporation Law means: (a) any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; (b) any relative of any director, officer or key employee of the GSPDC or any affiliate of the GSPDC; or (c) any entity in which any individual described in clauses (a) and (b) above has a thirty-five percent or greater ownership or beneficial interest or, in the case of a partnership or professional corporation, a direct or indirect ownership interest in excess of five percent.
A “related party transaction” as defined under Section 102(a)(24) of the New York Not-For-Profit Corporation Law means any transaction, agreement or any other arrangement in which a related party has a financial interest and in which the GSPDC or any affiliate of the GSPDC is a participant.
2. I do not have any interest in, or relationship with, any Stakeholder which would violate the GSPDC’s Code of Ethics, Section 1614 of the New York Not-for-Profit Corporation Law, Sections 73 or 74 of the New York Public Officers Law, or Section 4.15 of the Intermunicipal Agreement between Onondaga County and the City of Syracuse dated March 27, 2012 or which would create a potential conflict of interest as defined pursuant to Article VIII of the Bylaws of the GSPDC.
3. The nature and extent of any interest I may have in any Stakeholder or Transaction is described in Exhibit A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the GSPDC.

BOARD OF DIRECTORS:

Vito Sciscioli, Chair

Michael LaFlair

El-Java Williams Abdul-Qadir

Patrick Hogan

Julie Cerio

STAFF:

Katelyn E. Wright

Luke Avery-Dougherty

Shannon Knickerbocker

David Rowe

Joel Kaigler

Terri Luckett

Shavel Edwards

Daniel Stazzone

Kevin Cook



Minutes

Greater Syracuse Property Development Corporation
Regular Meeting of the Board of Directors
8:00 AM Tuesday, July 21, 2020
Via Video Conference

Board Members Present: Vito Sciscioli, Patrick Hogan, Julie Cerio, Mike LaFlair, El Java Abdul Qadir
Others Present: Katelyn Wright, John Sidd, Luke Avery-Dougherty, Terri Lockett, Shavel Edwards

I. Call to Order

Vito Sciscioli called the meeting to order at 8:00 AM.

II. Roll Call

Mr. Sciscioli noted that all board members were present.

III. Proof of Notice

Mr. Sciscioli noted that public notice was properly posted.

IV. Minutes

Pat Hogan moved to approve the minutes from May 19 and June 30. Julie Cerio seconded this motion. ,

V. Executive Summary & Financial Statements

Ms. Wright noted that the financial statements through the end of May were included in the packet and that otherwise the executive summary simply summarized new business.

VI. New Business

A. Authorize the Sale of multiple properties

Ms. Wright summarized the offers received. There was some discussion of whether they could or should dictate what Jason Purdy builds on the W Fayette Street site since the project will also be subject to project site review. Pat Hogan stated that a two-story, mixed-use building would be preferable.

Julie Cerio moved to authorize the sale of multiple properties with that stipulation added. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL MULTIPLE PROPERTIES.**

B. Authorize the Sale of 2110 S Salina Street (South Presbyterian Church)

Ms. Wright explained the RFP process that the Land Bank went through and summarized the two proposals received, noting that she'd convened a review committee and that the committee had recommended the Land Bank sell the property to Simply Ingram, LLC. She also explained that it would need a use variance and that the sale would be contingent upon the Ingrams securing their project financing and obtaining the needed variance and other permits. She noted that the variance would require a public hearing and that they planned to engage the neighbors in advance of that public hearing to ensure that neighbors' concerns are adequately addressed in their operations plan.

Evelyn and Chino Ingram described their vision for the property – an event venue they are calling The Castle.

Mr. Sciscioli noted that their pro forma calls for \$50k/month in revenues and that they would need to aggressively market the venue to reach that target, but that Ms. Ingram's connections would be valuable to them. He also pointed to an example of another church converted to an event/conference venue that they might want to look at.

The Ingrams noted that Pathfinder will want to take first position and Mr. Sidd confirmed that this was standard with the Land Bank's enforcement mortgages. Mr. Sidd asked how long the Land Bank would give the Ingrams to raise the funds and secure the permits. After some discussion 12 months was agreed upon.

Pat Hogan expressed his support for the plan and asked if the Councilors had also done so. Katelyn confirmed that Councilors Allen and Bey had expressed support for this proposal.

Pat Hogan moved to authorize the Land Bank to sell 2110 S Salina Street to Simply Ingram, LLC with the contingencies discussed. El Java Abdul Qadir seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO SELL 2110 S SALINA STREET TO SIMPLY INGRAM, LLC.**

C. Authorize procurement of multiple demolitions

Ms. Wright explained that they put multiple demolitions out to bid and received bids from three companies. She indicated that these would be funded by the Land Bank's 2020-21 contract with the city. Julie Cerio moved to authorize the Land Bank to contract with the lowest bidders as presented. Patrick Hogan seconded this motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY PASSED A RESOLUTION AUTHORIZING THE LAND BANK TO CONTRACT WITH THE LOWEST BIDDERS AS LISTED FOR MULTIPLE DEMOLITIONS.**

VII. Discussion

A. City funding contract approved 7/13

Ms. Wright noted that the 2020-21 funding contract that the board approved in June was approved by the Common Council on July 13.

VIII. Adjournment

Pat Hogan moved to adjourn the meeting. El Java Abdul Qadir seconded the motion. **ALL BOARD MEMBERS IN ATTENDANCE VOTED TO ADJOURN THE MEETING AT 8:44 AM.**



Executive Summary
August 18, 2020 Board of Directors Agenda

I. Financial Statements

Financial statements through the end of June were emailed directly to the board and can be found on p. 9 of this packet.

II. New Business

A. Authorize the Sale of multiple properties

See p. 20 of this packet for information on the offers received this month. While we are significantly behind on projected sales revenue for this point in the year, since we resumed showings on June 1, we have been getting record numbers of offers. I am optimistic that we will catch up on sales revenue in the second half of the year.

B. Renew e-Property Plus subscription

See attached proposal for renewal of our eProperty Plus user subscriptions. This represents a 5% increase over last year's rates and we have also added one more user. eProperty Plus remains the best product on the market for land banks. In addition, over the past year we have made better use of its full functionality by publishing all of the properties we own and everything we have sold. eProperty has also remained committed to expanding their functionality and improving the product; Terri frequently makes suggestions on possible improvements and several times each year they are rolling out upgrades and improvements driven by user-suggestions.

C. Authorize Land Bank to acquire a portion of 515 Seymour St from the City of Syracuse

This is probably the third or fourth time we have asked you to vote on an item related to the Seymour/Shonnard pathway. Hopefully this will be the last. The pathway resubdivision has been approved by the Planning Commission and now the transfers of all these pieces of tax-parcels must be completed before we can record the new map with the County Clerk's office. The City would like to sell portions of this lot to the Land Bank so that we can convey them to the neighboring property owners.

D. Authorize the Land Bank to sell a portion of 515 Seymour to Sunshine Booker

We wish to sell a 21.25' strip of the eastern edge of this lot to Sunshine Booker for \$1. It is already a fenced portion of her yard and her family has been maintaining it and treating it as part of their property since the 1970s.

E. Authorize the Land Bank to sell a portion of 515 Seymour to Felipe Rodriquez

We wish to sell a 15.75' wide strip of the western edge of this lot to Felipe Rodriquez for \$1 on the condition that he move his existing fence over to align with the property line. This will leave the City with a 7' wide pathway, fenced on both sides, and narrow enough so as not to leave room for people to loiter.

F. Acquire 100 W Newell from HHQ

HHQ acquired this lot with the intention of building here, but they no longer wish to do so. We are able to maintain it at a lower annual cost until such time as it can be returned to productive use. We are proposing to acquire it for \$1, subject to our legal counsel's review of title.

G. Accept 152 Annetta via donation

The owner of this single-family home, Elizabeth Gray, once occupied this home as her primary residence. Since moving away from Syracuse she has operated it as a rental property, which she no longer wishes to do. She has supplied us with an updated abstract of title and we are working with her to get an old mortgage discharged (the lender has already confirmed that they will provide us with a discharge). Our staff has inspected the building and found it to be in generally good condition except for foundation damage on the uphill side likely caused by stormwater runoff. The donor expressed hope that we could find someone to owner-occupy this home again. Based on our experience, we think we can find a buyer willing to repair the foundation issue and get the home owner-occupied. We are seeking the board's authorization to accept this property via donation.

H. Authorizing the Land Bank to contract for the demolition of 406 Danforth Street

The Land Bank acquired this property in May 2015 via tax-foreclosure. We sold it that November to Mark Onofri. He made no progress renovating it, defaulted on the enforcement mortgage, and gave it back to us via a deed in lieu of foreclosure in October 2017.

Since then we have marketed it for sale. It has been featured on national social media accounts that promote low-cost historic properties. We have received a lot of inquiries and showed the house many times, but all interested parties have ultimately decided that it needs too much work. At some point prior to the 2015 foreclosure the interior was stripped down to the studs and there is nearly no historic character left on the inside. At one time Danforth Street was lined with grand brick "salt baron" mansions, of which this is one.

In 2018, we considered re-roofing it, but the quote came in at nearly \$80,000 because it needs so much structural work before the new roof can be put on. We have undertaken some interim stabilization to slow the deterioration of this building, but it has reached a point where it poses too great a liability to leave it standing as the north wall appears to be on the verge of collapse into the neighbor's driveway. We solicited bids for the demolition and received three:

Contractor	Price
Crisafulli	\$38,270
Bronze	\$56,900
Scanlon	\$54,763

Crisafulli's bid is contingent upon them being granted a variance by the DOL, which will allow them to separate the brick as non-ACM which can go to a cheaper landfill. Codes has expressed a likely willingness to declare this a emergency demo, which should prompt the DOL to make that determination more quickly. They have granted variances like this in the past so we are optimistic that they will again. Codes declaring this an emergency will also enable us to get the permit more quickly since this property is on the City's Historic Properties List – without the emergency declaration we'd have to go to the Landmark Preservation Board prior to getting our permit. We're extremely grateful for Codes' assistance in expediting this job to the greatest extent possible. By the time we add in water kills, insurance, and other extra costs of demo this total job will likely cost \$43,692.15. We estimate that we have \$41,654.75 left in our City 2020-21 funding not allocated to other jobs and there may be a bit extra leftover once we see how much the air monitoring costs run at the

already awarded demolition jobs. We are requesting the board's authorization to contract with the lowest bidder and to use unallocated funds for any cost overages not covered by our City 2020-21 funding contract.

I. Authorize the Land Bank to contract with Onondaga County for \$250,000 in CDBG funds

We haven't heard from Onondaga County about our request for them to release the \$250,000 allocated to the Land Bank in their 2020 budget, but they have gotten HUD's permission to contract with the Land Bank for \$250,000 of their allocation of CARES funding, to be used for demolitions. These demolitions must benefit low- to moderate-income households so we have agreed with the County that the safest way to assure that is to use these to demolish homes that are making way for Resurgent Neighborhoods Initiative infill construction, which will benefit LMI buyers or renters. We are seeking the board's authorization to contract with Onondaga County Community Development for \$250,000 in CDBG funds for the demolition of blighted properties.

III. Discussion

A. Karl's Klocks update

Despite our many attempts to get the former owner of this building to remove his personal property, he has refused to do so and it is considered abandoned property. We typically clean out homes prior to listing them for sale, but in this case we are hesitant to send the many clocks, clock parts, and tools in this building to the landfill. Earlier this year the board authorized us to contract with Crossroads Auction Service to dispose of the contents of the building. However, it took a great deal of time to get Crossroads to agree to provide the liability insurance coverage we need and by the time they did they opted to increase their commission rate. So we looked to other companies and found that they didn't plan to widely advertise or do any online sales, and with such a limited pool of buyers who might attend an on-site auction for such niche merchandise, the cost of cleanout would likely exceed any revenues generated by the sales. Due to the immense volume and disorganized condition of the building's interior, it is nearly impossible to inventory and put a value to the contents without significant expenditure of Land Bank staff time. So we have decided to list the building for sale as-is with the contents in place. We have received a great deal of interest in the building and we hope to have a purchase offer on your September agenda for your consideration. I have invited a clock repair specialist to visit the property and perhaps advise us on removing a select few items to sell via auction if any are of particular value, but it does not seem to be worth the time and effort to remove the bulk of the contents.

B. Committee of the Corporation on racial equity in housing

In June, we discussed the formation of a subcommittee to discuss long-standing racial inequities in homeownership and household wealth related to real estate investment and how the Land Bank's policies and procedures might be adjusted to consider and mitigate these issues. Some members of the board suggested that we should ensure this wouldn't replicate any efforts the City or County might be undertaking; by keeping a narrow focus on Land Bank policies and procedures we can avoid redundancy. We wish to discuss next steps with the board at this time.

Greater Syracuse Property Development Corporation
Balance Sheet
As of June 30, 2020

	Jun 30, 20	Jun 30, 19
ASSETS		
Current Assets		
Checking/Savings		
10000 · Checking	2,940,711.50	3,846,747.27
Total Checking/Savings	2,940,711.50	3,846,747.27
Accounts Receivable		
11001 · Accounts Receivable	950.00	1,800.00
Total Accounts Receivable	950.00	1,800.00
Other Current Assets		
12001 · Undeposited Funds	0.00	377.50
12100 · Contract Receivable		
12115 · '20 CDBG Receivable	9,100.00	0.00
12114 · 2020 CRI Receivable-Rehab	375,000.00	0.00
12113 · 2020 CRI Receivable-Demo	285,000.00	0.00
12111 · EPA_Brownfield_Petroleum	136,641.78	0.00
12110 · EPA_Brownfield_Hazardous	435,822.86	0.00
12106 · '19-'20 CRI Receivable	0.00	1,500,000.00
12107 · '19 CDBG Receivable	0.00	136,129.73
12109 · HOME	55,258.00	0.00
Total 12100 · Contract Receivable	1,296,822.64	1,636,129.73
12200 · Reimbursement Receivable	0.00	85,074.50
12300 · Forbearance Receivable	0.00	400.00
12500 · Prepaid Insurance	5,671.32	39,853.90
12900 · Prepaid Expense	4,694.30	3,978.28
Total Other Current Assets	1,307,188.26	1,765,813.91
Total Current Assets	4,248,849.76	5,614,361.18
Fixed Assets		
14000 · Computer	13,399.86	13,399.86
15000 · Furniture and Equipment	6,381.08	6,381.08
16000 · Software and Website	13,050.00	13,050.00
17000 · Accumulated Depreciation	-29,249.71	-26,526.26
Total Fixed Assets	3,581.23	6,304.68
Other Assets		
18000 · Cost of Properties Held	806,411.61	1,038,076.38
Total Other Assets	806,411.61	1,038,076.38
TOTAL ASSETS	5,058,842.60	6,658,742.24
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	121,277.37	216,604.55
Total Accounts Payable	121,277.37	216,604.55
Credit Cards		
20002 · M&T Visa 7079	315.41	0.00
20001 · M&T Visa Community Card	0.00	5,957.72
Total Credit Cards	315.41	5,957.72
Other Current Liabilities		
24800 · CDBG-1707 Fayette St	1,200.00	0.00
20900 · 401(K) Liability		
21000 · 401(k) Payable	778.01	1,196.35
Total 20900 · 401(K) Liability	778.01	1,196.35

Greater Syracuse Property Development Corporation
Balance Sheet
As of June 30, 2020

	Jun 30, 20	Jun 30, 19
20100 · M&T Loan PPP 2020	101,710.00	0.00
20500 · Down Payment on Property Sale	15,607.00	87,439.45
22000 · Accrued Expenses	10,828.10	25,032.01
Total Other Current Liabilities	130,123.11	113,667.81
Total Current Liabilities	251,715.89	336,230.08
Long Term Liabilities		
28000 · Deferred Grant Inflow		
28024 · CRI 2020 Rehab	375,000.00	0.00
28023 · CRI 2020 Demo	180,511.52	0.00
29503 · Community Fou. Lead Grant #2	135,675.69	0.00
29020 · EPA_Brownfield_Petroleum '19-22	125,581.67	0.00
29010 · EPA_Brownfield_Hazardous '19-22	435,095.94	0.00
28003 · County Loan Guarantee '14	0.00	150,000.00
28004 · County Deconstruction '14	11,030.17	16,310.17
28006 · County Bank Purchase	139,663.91	139,663.91
28012 · County 2017	2,940.34	9,545.40
28013 · Neighbors for Neighbors '17-'18	1,727.48	194,373.39
28014 · AG Rehab '17	0.00	295,000.00
28015 · City of Syracuse '18-'19	0.00	257,723.09
28017 · CRI 2019 Demo	6,023.20	1,073,386.87
28018 · CRI 2019 Rehab	200,000.00	600,000.00
28019 · County- Building Stabilization	55,151.00	0.00
28020 · County-Purchase of Vacant Prop.	52,032.87	0.00
28021 · City of Syracuse '19-'20	87,424.26	0.00
28022 · HOME	55,258.00	0.00
29000 · Americorps Grant	3,520.35	3,520.35
Total 28000 · Deferred Grant Inflow	1,866,636.40	2,739,523.18
29500 · Parks Conservancy Grant	1,000.00	1,000.00
29502 · Community Foundation Lead Grant	15.27	43,750.00
Total Long Term Liabilities	1,867,651.67	2,784,273.18
Total Liabilities	2,119,367.56	3,120,503.26
Equity		
32000 · Unrestricted Net Assets	3,835,441.21	3,945,708.50
Net Income	-895,966.17	-407,469.52
Total Equity	2,939,475.04	3,538,238.98
TOTAL LIABILITIES & EQUITY	5,058,842.60	6,658,742.24

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Prior Year
June 2020

	Jun 20	Jun 19
Ordinary Income/Expense		
Income		
40000 · Government Grants		
41002 · County- Building Stabilization		
41002.1 · County-BS Admin/Developer Fees	1,820.00	0.00
41002 · County- Building Stabilization - Other	19,292.00	0.00
Total 41002 · County- Building Stabilization	21,112.00	0.00
40160 · EPA_Brownfield_Petroleum		
40160.1 · EPA BP - Admin/Developer Fees	322.14	0.00
40160 · EPA_Brownfield_Petroleum - Other	10,737.97	0.00
Total 40160 · EPA_Brownfield_Petroleum	11,060.11	0.00
40150 · EPA_Brownfield_Hazardous		
40150.1 · EPA BH - Admin/Developer Fees	21.17	0.00
40150 · EPA_Brownfield_Hazardous - Other	705.75	0.00
Total 40150 · EPA_Brownfield_Hazardous	726.92	0.00
40040 · Onondaga County	0.00	1,120.67
40060 · NY Attorney General		
40060.4 · CRI 2020 Demo	32,773.00	0.00
40060.1 · CRI Admin/Developer Fees	3,636.60	0.00
40060 · NY Attorney General - Other	0.00	156,559.13
Total 40060 · NY Attorney General	36,409.60	156,559.13
41001 · City of Syracuse '19-'20	38,394.10	0.00
Total 40000 · Government Grants	107,702.73	157,679.80
40090 · Neighbors for Neighbors Income	28,930.59	525.32
48000 · Side Lot Application Income	50.00	50.00
49000 · Rental Income	3,012.50	4,000.00
49500 · Sale of Property	27,450.00	87,636.00
Total Income	167,145.82	249,891.12
Cost of Goods Sold		
50000 · Cost of Sales		
500VI · Vacant COS Inventorial		
50010 · Property Purchase Cost	3,004.00	2,265.00
50040 · Board-Up	0.00	750.00
50050 · Debris Removal - Initial	810.00	15,806.00
50090 · Renovation Inventory	31,038.78	0.00
50095 · Sidewalk Replacement/Repair	3,950.00	10,480.00
50100 · Stabilization	21,300.00	2,350.00
50145 · Title Searches	766.80	0.00
50170 · Architectural Prof. Services	800.00	300.00
50180 · Land Survey Prof. Services	1,250.00	2,675.00
50999 · Spec Reclass to/from Inventory	6,369.13	15,137.00
Total 500VI · Vacant COS Inventorial	69,288.71	49,763.00
500PC · Periodic COS		
50025 · Property Materials and Supplies	218.16	1,613.26
50029 · General Inspections	3,200.25	3,057.00
50045 · Pest Exterminations	938.00	0.00
50051 · Debris Removal - Periodic	19,228.60	25,707.00
50070 · Lawn Maintenance	64,105.00	35,497.00
50110 · Demolition/Deconstruction	66,935.00	137,355.00
50111 · Renovation Expensed	10,890.45	0.00
50117 · Survey/Abatement Pre-Demo	0.00	7,999.50
50130 · Utilities	1,449.58	907.04
50190 · Evictions	0.00	230.00
50205 · Legal & Closing Costs	500.00	5,975.00
50220 · Brokerage - Sale	500.00	0.00

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Prior Year
June 2020

	Jun 20	Jun 19
53100 · Stabilization	890.00	162.40
53200 · Property Appraisal	0.00	275.00
Total 500PC · Periodic COS	168,855.04	218,778.20
Total 50000 · Cost of Sales	238,143.75	268,541.20
Total COGS	238,143.75	268,541.20
Gross Profit	-70,997.93	-18,650.08
Expense		
60000 · Accounting Fees	4,990.00	4,160.00
60100 · Automobile	554.99	304.96
60150 · Bad Debt	0.00	187.00
60200 · Depreciation	214.99	250.05
60300 · Legal Fees	3,557.50	3,411.90
60400 · Office Expense	2,995.89	2,902.02
60500 · Payroll		
60535 · Employer 401(K) Match expense		
60540 · Employer 401(k) Match	1,672.08	1,086.98
Total 60535 · Employer 401(K) Match expense	1,672.08	1,086.98
60510 · Salary	43,124.70	29,222.54
60520 · Payroll Taxes	3,246.34	2,193.18
60530 · Employee Health Insurance	5,189.48	3,446.67
60550 · Payroll Processing Fees	627.16	973.38
Total 60500 · Payroll	53,859.76	36,922.75
60600 · Professional Services	13,093.72	1,987.50
60602 · Relocation Assistance Expense	1,355.55	4,083.12
60603 · Special Assessments Expense	0.00	-62.01
60700 · Insurance		
60701 · Property	0.00	266.12
60702 · Liability	15,566.30	16,284.93
60700 · Insurance - Other	11,517.37	12,871.13
Total 60700 · Insurance	27,083.67	29,422.18
60800 · Telephone	339.79	241.32
60900 · Travel	0.00	175.16
60905 · Conference/Meeting	45.00	1,416.99
61300 · Events & Marketing	1,200.00	0.00
61400 · Rent Expense	2,659.64	2,601.12
Total Expense	111,950.50	88,004.06
Net Ordinary Income	-182,948.43	-106,654.14
Other Income/Expense		
Other Income		
70200 · Salvage Income	1,207.50	1,754.24
70500 · Defaulting on Residency Req.	0.00	5,000.00
70600 · Project Extension Fees	7,000.00	1,000.00
72000 · Forfeited Down Payment on Sale	0.00	151.00
79000 · Misc. Income	50.00	0.27
Total Other Income	8,257.50	7,905.51
Net Other Income	8,257.50	7,905.51
Net Income	-174,690.93	-98,748.63

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
June 2020

	Jun 20	Jan - Jun 20
Ordinary Income/Expense		
Income		
40190 · CNY Community Lead Grant #2	0.00	13,356.00
40000 · Government Grants		
41003 · County- Purchase of Vacant Prop	0.00	72,967.13
41002 · County- Building Stabilization		
41002.1 · County-BS Admin/Developer Fees	1,820.00	3,315.00
41002 · County- Building Stabilization - Other	19,292.00	49,714.00
Total 41002 · County- Building Stabilization	21,112.00	53,029.00
40160 · EPA_Brownfield_Petroleum		
40160.1 · EPA BP - Admin/Developer Fees	322.14	660.55
40160 · EPA_Brownfield_Petroleum - Other	10,737.97	22,018.22
Total 40160 · EPA_Brownfield_Petroleum	11,060.11	22,678.77
40150 · EPA_Brownfield_Hazardous		
40150.1 · EPA BH - Admin/Developer Fees	21.17	383.43
40150 · EPA_Brownfield_Hazardous - Other	705.75	12,781.07
Total 40150 · EPA_Brownfield_Hazardous	726.92	13,164.50
40010 · City of Syracuse	0.00	291,205.69
40030 · Admin/Developer's Fee	0.00	12,419.94
40040 · Onondaga County	0.00	15,370.00
40060 · NY Attorney General		
40060.4 · CRI 2020 Demo	32,773.00	46,073.00
40060.3 · CRI 2019 Rehab	0.00	18,989.14
40060.2 · CRI 2019 Demo	0.00	43,224.50
40060.1 · CRI Admin/Developer Fees	3,636.60	9,339.91
40060 · NY Attorney General - Other	0.00	69,604.71
Total 40060 · NY Attorney General	36,409.60	187,231.26
40100 · CDBG Grant Income	0.00	68,302.09
41001 · City of Syracuse '19-'20	38,394.10	56,444.10
Total 40000 · Government Grants	107,702.73	792,812.48
40090 · Neighbors for Neighbors Income	28,930.59	78,040.61
42000 · REO Donated Funds	0.00	19,485.41
48000 · Side Lot Application Income	50.00	275.00
49000 · Rental Income	3,012.50	11,075.00
49500 · Sale of Property	27,450.00	326,810.10
Total Income	167,145.82	1,241,854.60
Cost of Goods Sold		
50000 · Cost of Sales		
500VI · Vacant COS Inventorial		
50010 · Property Purchase Cost	3,004.00	81,881.13
50020 · Recording Fees	0.00	339.00
50050 · Debris Removal - Initial	810.00	125,114.00
50090 · Renovation Inventory	31,038.78	170,225.86
50095 · Sidewalk Replacement/Repair	3,950.00	3,950.00
50100 · Stabilization	21,300.00	91,035.00
50145 · Title Searches	766.80	1,095.80
50170 · Architectural Prof. Services	800.00	10,825.00
50180 · Land Survey Prof. Services	1,250.00	19,025.00
50999 · Spec Reclass to/from Inventory	6,369.13	72,530.23
Total 500VI · Vacant COS Inventorial	69,288.71	576,021.02

Greater Syracuse Property Development Corporation

Profit & Loss Current Month & Year to Date

June 2020

	Jun 20	Jan - Jun 20
500PC · Periodic COS		
50025 · Property Materials and Supplies	218.16	4,321.25
50029 · General Inspections	3,200.25	15,546.25
50045 · Pest Exterminations	938.00	938.00
50051 · Debris Removal - Periodic	19,228.60	174,289.89
50070 · Lawn Maintenance	64,105.00	100,397.00
50080 · Snow Removal	0.00	26,706.50
50110 · Demolition/Deconstruction	66,935.00	493,016.60
50111 · Renovation Expensed	10,890.45	29,879.59
50117 · Survey/Abatement Pre-Demo	0.00	23,518.00
50120 · Permits/Fees	0.00	225.00
50130 · Utilities	1,449.58	40,725.61
50190 · Evictions	0.00	1,840.00
50205 · Legal & Closing Costs	500.00	9,625.00
50220 · Brokerage - Sale	500.00	7,554.00
50230 · Sale of Property Closing Costs	0.00	1,500.00
53100 · Stabilization	890.00	990.00
53200 · Property Appraisal	0.00	225.00
Total 500PC · Periodic COS	168,855.04	931,297.69
Total 50000 · Cost of Sales	238,143.75	1,507,318.71
Total COGS	238,143.75	1,507,318.71
Gross Profit	-70,997.93	-265,464.11
Expense		
60000 · Accounting Fees	4,990.00	45,270.00
60100 · Automobile	554.99	3,176.25
60200 · Depreciation	214.99	1,325.80
60300 · Legal Fees	3,557.50	14,387.70
60400 · Office Expense	2,995.89	18,274.67
60500 · Payroll		
60535 · Employer 401(K) Match expense		
60545 · Forfeited amount of ER Match	0.00	-1,180.86
60540 · Employer 401(k) Match	1,672.08	10,171.86
Total 60535 · Employer 401(K) Match expense	1,672.08	8,991.00
60510 · Salary	43,124.70	249,575.22
60520 · Payroll Taxes	3,246.34	20,073.62
60530 · Employee Health Insurance	5,189.48	22,555.95
60550 · Payroll Processing Fees	627.16	5,507.94
Total 60500 · Payroll	53,859.76	306,703.73
60600 · Professional Services	13,093.72	46,049.29
60602 · Relocation Assistance Expense	1,355.55	16,300.37
60603 · Special Assessments Expense	0.00	20,419.19
60700 · Insurance		
60702 · Liability	15,566.30	95,574.21
60700 · Insurance - Other	11,517.37	71,192.52
Total 60700 · Insurance	27,083.67	166,766.73
60800 · Telephone	339.79	2,273.83
60905 · Conference/Meeting	45.00	115.00
61000 · Bank Service Charge	0.00	-15.00
61200 · License and Fees	0.00	2,345.00
61300 · Events & Marketing	1,200.00	6,699.95
61400 · Rent Expense	2,659.64	15,783.76
Total Expense	111,950.50	665,876.27
Net Ordinary Income	-182,948.43	-931,340.38

Greater Syracuse Property Development Corporation
Profit & Loss Current Month & Year to Date
June 2020

	Jun 20	Jan - Jun 20
Other Income/Expense		
Other Income		
70200 · Salvage Income	1,207.50	2,799.62
70300 · Rental Late Fee Income	0.00	70.00
70500 · Defaulting on Residency Req.	0.00	3,250.00
70600 · Project Extension Fees	7,000.00	28,250.00
71000 · Reimbursement Income		
71001 · Insurance Reimbursement	0.00	29.59
Total 71000 · Reimbursement Income	0.00	29.59
79000 · Misc. Income	50.00	975.00
Total Other Income	8,257.50	35,374.21
Net Other Income	8,257.50	35,374.21
Net Income	-174,690.93	-895,966.17

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on August 18, 2020 at 8:00 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

PRESENT:

Vito Sciscioli, Chair
Julie Cerio, Secretary
Patrick Hogan, Vice Chair
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No.: 22 of 2020

**RESOLUTION AUTHORIZING THE SALE OF
MULTIPLE PARCELS OF REAL PROPERTY**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e)(i) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of real

property by negotiation after listing the real property for sale with a licensed real estate broker and/or on the GSPDC's website; and

WHEREAS, Section 4(e)(i)(3) of the Property Disposition Policy permits the GSPDC to sell real property to an applicant who has not submitted the highest purchase offer for a variety of reasons consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Executive Director, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the GSPDC sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the GSPDC has determined that each Buyer is a qualified buyer and that that each Buyer's offer is reasonable and consistent with the GSPDC's mission and purpose; and

WHEREAS, the GSPDC has solicited competition for the each Property in accordance with the Property Disposition Policy; and

WHEREAS, if any Property is being sold to a Buyer who has not submitted the highest purchase offer for such Property, the Board of Directors has determined that the sale is justified for the reasons set forth on the Properties List, said reasons being consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price set forth therein; and

WHEREAS, as may be noted on the Properties List, the GSPDC shall require certain Buyers to execute and deliver a Development Enforcement Note and Mortgage to ensure that the Buyer fulfills its development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the GSPDC as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Vito Sciscioli	VOTING	___
Patrick Hogan	VOTING	___
Mike LaFlair	VOTING	___
Julie Cerio	VOTING	___
El-Java Abdul-Qadir	VOTING	___

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on August 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 15th day of September, 2020.

Julie Cerio, Secretary



August 18, 2020 Sales Summary

1) 128 Wente Terrace – Vacant Two-Family Property

Date Acquired: 08/29/2019 Listed: 01/09/2020
 Current List Price: \$6,500 Days on Market: 216 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$85,425.60

128 Wente Terrace is a vacant two-family property needing extensive renovations, located in the North Valley neighborhood. This property has two bedrooms, and one full bathroom in each unit. It sits far back on the lot and has a large front yard and driveway, as well as a garage.

Stephen Oduro has purchased properties from the Land Bank before, all as flips to owner-occupants and does excellent quality work. Stephen does the majority of the work himself while contracting out required licensed repairs. Stephen will reside in one of the two units at 128 Wente Terrace.

Based on the Land Bank’s disposition policies, staff recommend sale to Stephen Oduro, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

128 Wente Terrace. Purchase Offer	
Applicant	Stephen Oduro
Offer	\$9,900
Plan	Renovate to Owner-Occupy

2) 601 Rowland St. – Vacant Single-Family Property

Date Acquired: 09/21/2017 Listed: 07/16/2018
 Current List Price: \$1,000 Days on Market: 749 days
 Original List Price: \$9,900 Land Bank’s Minimum Renovation Est: \$48,041.73

601 Rowland St. is a single-family home in the Skunk City neighborhood with three bedrooms and one bathroom. It is a corner property with a driveway situated on a dead-end street.

Merche Ameri Banks is a first-time homebuyer relocating to Syracuse from Minnesota. Merche is the owner of Realistic Realty and Retail Merchandising Inventory and has her Banking and Loan Origination Certification. She will be hiring contractors to complete the majority of the renovation and looks forward to moving her family into the renovated home with her.

Based on the Land Bank’s disposition policies, staff recommend sale to Merche Ameri Banks, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

601 Rowland St. Purchase Offer	
Applicant	Merche Ameri Banks
Offer	\$1,000
Plan	Renovate to Owner-Occupy

3) 309 Hillview Ave. – Vacant Single-Family Property

Date Acquired: 06/20/2019 Listed: 10/28/2019
 Current List Price: \$9,900 Days on Market: 279 days
 Original List Price: \$14,900 Land Bank’s Minimum Renovation Est: \$39,390.11

309 Hillview Ave. is a single-family home in the Outer Strathmore neighborhood. It has three bedrooms and one bathroom. The property has a driveway and small backyard and, once renovated, will be a nice addition to well-cared for neighborhood.

Ryan Charron and Charles Croizet are purchasing this home to renovate and sell to an owner-occupant since it is in our Homeownership Choice program. Both men are Electrical Engineers with degrees from Clarkson University. Charles works at Nine Mile Point and Ryan at TRC Companies in Liverpool. Ryan is also the owner of Charron Debris Removal LLC. Each has experience with general contracting and will be hiring out licensed contractors when needed.

Based on the Land Bank’s disposition policies, staff recommend sale to Ryan Charron and Charles Croizet, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is sold to an owner-occupant.

309 Hillview Ave. Purchase Offer	
Applicant	Ryan Charron and Charles Croizet
Offer	\$9,900
Plan	Renovate to Re-Sell to an Owner-Occupant

4) 116 Beecher St. – Vacant Single-Family Property

Date Acquired: 11/08/2019 Listed: 05/18/2020
 Current List Price: \$19,900 Days on Market: 77 days
 Original List Price: \$15,000 Land Bank’s Minimum Renovation Est: \$30,574.99

116 Beecher St. is a single-family home on the Northside with three bedrooms, one bathroom, and a driveway. It sits on a corner lot and has a second home behind it on the same parcel, which is badly deteriorated and will soon be demolished by the Land Bank.

Lloyd Hubbard has been a general contractor for 40 years and has remodeled several homes including two that he purchased from the Land Bank – 1606 Spring St. and 300 Bruce St. Lloyd is a local resident and he personally manages all of his properties.

Bashar Al Zink has been looking to purchase a Land Bank home for many months. He hopes to find a home that he can renovate and live mortgage-free. He will be hiring contractors to complete the renovation.

Based on the Land Bank’s disposition policies, staff recommend sale to Bashar Al Zink, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

116 Beecher Ave. Purchase Offer		
Applicant	Lloyd Hubbard	Bashar Al Zink
Offer	\$22,000	\$21,511
Plan	Renovate for Rental	Renovate to Owner-Occupy

5) 2914 Midland Ave. – Vacant Single-Family Property

Date Acquired: 02/21/2019	Listed: 05/10/2019
Current List Price: \$5,000	Days on Market: 450 days
Original List Price: \$14,900	Land Bank’s Minimum Renovation Est: \$50,939.00

2914 Midland Ave. is a single-family home in the Brighton neighborhood with four bedrooms and one bathroom. It has a driveway and good sized backyard. The property retains much of its original character but will need significant rehab, especially on the foundation.

Maudine Acevedo and Godolfredo Rosado have lived next-door to 2914 Midland Ave. for the last two years. They are both first-time home buyers and are extremely excited about owning their first home together at 2914 Midland Ave. They have lots of family and friends in the neighborhood currently, including family in the construction field that intend to help them renovate this home. They intend to renovate this home to occupy as their primary residence.

Frank Quezada is a contractor from New Jersey who has owned his own home remodeling business for the past 11 years. He is interested in purchasing and rehabbing properties outside of New Jersey and this would be his first Land Bank purchase.

Based on the Land Bank’s disposition policies, staff recommend sale to Maudine Acevedo and Godolfredo Rosado, subject to an enforcement mortgage to be discharged once the proposed renovations are completed, and another enforcement mortgage requiring the home be owner-occupied for five years (in exchange for a 20% discount off of the list price which is available for owner-occupants buying homes not in the HOC program).

2914 Midland Ave. Purchase Offer		
Applicant	Maudine Acevedo and Godolfredo Rosado	Frank Quezada
Offer	\$4,000	\$5,000
Plan	Renovate to Owner-Occupy	Renovate for Rental

6) 2023 South Ave. – Vacant Two-Family Property

Date Acquired: 05/31/2018	Listed: 07/09/2020
Current List Price: \$9,900	Days on Market: 26 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$59,464.90

2023 South Ave. is a vacant two-family property located in the Elmwood neighborhood. This property has three bedrooms and one bath in each unit and a narrow driveway leading to the back of the house. The Land

Bank has recently completed installing new windows, doors and a roof on this property with grant funds from the CNY Community Foundation and Onondaga County.

Bruce Newman of My Village LLC is an experienced investor and rehabber who recently purchased 325 Hudson St. from the Land Bank. Bruce is extremely professional and hires out all work as needed. He also occasionally works on the homes with his son.

Chris Rhoades is a Syracuse resident who owns RPM and Construction Services, LLC and another company, Syracuse Area Rental Services, they own several rental properties in Onondaga County. Chris is an experienced contractor who employs sub-contractors as needed and is passionate about providing work opportunities within his company for local residents.

Ronald and Erin Job are looking to purchase this property to renovate and operate as a rental. Ronald has been a contractor for over 20 years. Together they own their own home and one rental property in Nedrow, as well as another rental property in Syracuse.

Based on the Land Bank’s disposition policies, staff recommend sale to Rhoades Property Management and Construction Services LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the house passes a lead clearance inspection.

2023 South Ave. Purchase Offer			
Applicant	My Village LLC	RPM and Construction Services, LLC	Ronald and Erin Job
Offer	\$9,900	\$16,000	\$15,000
Plan	Renovate for Rental	Renovate for Rental	Renovate for Rental

7) 110 Fitch St. – Vacant Single-Family Property

Date Acquired: 05/31/2018	Listed: 05/18/2020
Current List Price: \$3,000	Days on Market: 75 days
Original List Price: \$3,000	Land Bank’s Minimum Renovation Est: \$67,076.35

110 Fitch St is a large, vacant single-family home on the Near Westside with five bedrooms, one full bathroom and one half bathroom. It does not have a driveway and has minimal backyard space.

Abubakar Rufai owns 300 Dudley St., which he purchased from the Land Bank. He will be renovating 110 Fitch St. for a rental property.

Based on the Land Bank’s disposition policies, staff recommend sale to Abubakar Rufai, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

110 Fitch St. Purchase Offer	
Applicant	Abubakar Rufai
Offer	\$3,000
Plan	Renovate for Rental

8) 186-88 Clyde Ave. – Vacant Two-Family Property

Date Acquired: 12/19/2018
 Current List Price: \$19,900
 Original List Price: \$19,900

Listed: 07/21/2020
 Days on Market: 14 days
 Land Bank’s Minimum Renovation Est: \$38,079

186-88 Clyde Ave. is a vacant two-family home in the Elmwood/Outer Strathmore neighborhood. It has two bedrooms and one bathroom in each unit and sits on the corner of Hillview Ave. with a two-car detached garage off of Hillview Ave. The Land Bank secured a grant from the CNY Community Foundation to replace the windows and siding and funding from Onondaga County to replace the roof. These funds require that the buyer pass a lead clearance test once the renovation is complete.

Eustacious and Adriel Donai are father and son co-owners of Donai Inc. Eustacious has purchased and successfully completed a whole-house renovation from the Land Bank. Adriel has purchased and is nearing completion of a whole-house renovation from the Land Bank. This will be the first purchase through Donai Inc. They are very experienced contractors that complete high-quality renovations. They plan to renovate and operate as a rental.

Travis and Voncile Johnson both have successfully purchased and completed a whole-house renovation from the Land Bank. They are excited about the opportunity to continue with another purchase. They hope to purchase this property to renovate and operate as a rental.

Chris Rhoades is a Syracuse resident who owns Rhoades Property Management and Construction Services LLC. Under their sister company Syracuse Area Rental Services, they own several rental properties in Onondaga County. Chris is an experienced contractor who employs sub-contractors as needed and is passionate about providing work opportunities within his company for local residents.

Frank Quezada is a contractor from New Jersey who has owned his own home remodeling business for the past 11 years. He is interested in purchasing and rehabbing properties outside of New Jersey and this would be his first Land Bank purchase.

Chola Chisunka has been a Syracuse homeowner for almost 30 years. During those years he has renovated his home at Meadowbrook Drive extensively including re-roofing twice, furnace installation, replacing water heaters, foundation work and finishing and upgrading the basement. He will be doing some work himself while contracting out necessary items. He is appreciative of the chance to be part of the revitalization of Syracuse and looks forward to contributing to making neighborhoods a more positive place to live.

Based on the Land Bank’s disposition policies, staff recommend sale to Chris Rhoades subject to an enforcement mortgage to be discharged once the proposed renovated and the property passes a lead clearance inspection.

186-88 Clyde Ave. Purchase Offer					
Applicant	Donai Inc.	Travis and Voncile Johnson	RPM and Construction Services, LLC	Frank Quezada	Chola Chisunka
Offer	\$27,000	\$22,000	\$28,000	\$15,000	\$25,000
Plan	Renovate for Rental	Renovate for Rental	Renovate for Rental	Renovate for Rental	Renovate for Rental

9) 139 Clyde Ave. – Vacant Single-Family Property

Date Acquired: 02/21/2019	Listed: 12/16/2019
Current List Price: \$9,900	Days on Market: 232 days
Original List Price: \$14,900	Land Bank’s Minimum Renovation Est: \$36,549

139 Clyde Ave. is a vacant-single family home in the Elmwood/Outer Strathmore neighborhood. It has three bedrooms, one bathroom, a driveway and a single-car detached garage. This home is in the Home Ownership Choice Program.

Ali Hosheshi and Marisol Sinchico are engaged and looking to purchase their first home together. They are planning to renovate 139 Clyde and keep it as their home for many years. Marisol is in nursing school at Onondaga Community College and Ali owns his own business. He is also a local landlord and is knowledgeable about home renovation and repairs having worked construction for many years as well as assisted with his father’s rental properties. Ali and Marisol plan to renovate 139 Clyde according to the Land Bank specs, hiring out qualified contractors as needed.

Jeff Taft and Ryan Moore of Transformation Realty Group, LLC both have extensive experience in Real Estate investing and construction. Together they have formed a company to continue their mission to “serve and support” customers with a comprehensive approach to investing in properties in a manner aligned with their specific needs and expectations. They plan to hire Dignity Works, LLC, an affiliate of Catholic Charities which employs a workforce program, to renovate the home. Transformation Realty Group hopes to build a relationship with Dignity Works, LLC and the Syracuse Land Bank in a collective effort in revitalizing neighborhoods with the intent to return properties to a productive use in order to strengthen the economy, and improve the quality of life in our community one owner-occupant at a time.

Based on the Land Bank’s disposition policies, staff recommend sale to Ali Hosheshi and Marisol Sinchico subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring it remain owner-occupied for five years.

139 Clyde Ave. Purchase Offer		
Applicant	Transformation Realty Group, LLC	Ali Hosheshi and Marisol Sinchico
Offer	\$14,500	\$20,000
Plan	Renovate to Re-Sell to Owner-Occupant	Renovate to Owner-Occupy

10) 171 W. Calthrop Ave. – Vacant Single-Family Property

Date Acquired: 11/08/2019	Listed: 03/13/2020
Current List Price: \$23,500	Days on Market: 143 days
Original List Price: \$23,500	Land Bank’s Minimum Renovation Est: \$36,523

171 W. Calthrop Ave. is a vacant single-family property on the Southside that was built in 1963. It has three bedrooms, one full and one half bathrooms, a single car attached-garage, and a large private backyard. It is in the Home Ownership Choice Program.

Yvonne Greene of Band Aid Personal Care Service, LLC currently manages three properties in Syracuse and is looking to add more to their portfolio. She has eight years of experience owning and operating several

properties in the City of Syracuse. She plans to renovate this home to re-sell to an owner-occupant. She is being represented by Vera Hines of Lustr Property Management, LLC.

Based on the Land Bank’s disposition policies, staff recommend sale to Band Aid Personal Care Service, LLC, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home is sold to an owner-occupant.

171 W. Calthrop Ave. Purchase Offer	
Applicant	Band Aid Personal Care Service, LLC
Offer	\$23,500
Plan	Renovate to Re-Sell to Owner-Occupant

11) 133 Hatch St. – Vacant Single-Family Property

Date Acquired: 01/26/2017	Listed: 02/10/2017
Current List Price: \$1,000	Days on Market: 1,272 days
Original List Price: \$5,000	Land Bank’s Minimum Renovation Est: \$49,692

133 Hatch St. is a vacant single-family home configured as a two-family home. There are two bedrooms and one bathroom in each unit. It has a driveway and sits on a double-lot. The home has major water damage and will require major renovation.

Charles Crawley and Norris Rodgers are purchasing this home together to renovate as a single-family home. Charles will occupy this home as his primary residence. He grew up on this block, has lived in a few homes on the street, and is hoping to save this house and make it his home. Norris Rodgers is experienced in home renovations and has successfully purchased and completed whole-house renovations from the Land Bank.

Based on the Land Bank’s disposition policies, staff recommend sale to Charles Crawley and Norris Rodgers, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

133 Hatch St. Purchase Offer	
Applicant	Charles Crawley and Norris Rodgers
Offer	\$1,000
Plan	Renovate to Owner-Occupy

12) 107 Hartson St. – Vacant Single-Family Property

Date Acquired: 07/24/2019	Listed: 09/10/2019
Current List Price: \$12,500	Days on Market: 329 days
Original List Price: \$19,900	Land Bank’s Minimum Renovation Est: \$13,106

107 Hartson St. is a vacant single-family home in the Skunk City neighborhood. It has two bedrooms with potential for a third, one full and one half bathrooms, first floor laundry, and is in a floodplain. This home is in the Home Ownership Choice Program.

Kathleen Weaver is the marketing manager for The Hayner Hoyt Corporation, a large local construction company, and lives just around the block from 107 Hartson. She has been actively involved in home

renovation for the past year and a half including hanging sheetrock, refinishing hardwood floors, tiling, painting and installing vinyl flooring. She will be hiring licensed contractors to perform all HVAC, electrical and plumbing work as well as roofing repairs and replacement. Kathleen has expressed a desire to go above and beyond the required specs, making 107 Hartson shine. Her post-renovation plan is to re-sell to an owner-occupant.

Lilitte Knox is looking to move to Syracuse from Florida. She has previously purchased and renovated two other homes and has learned a great deal about renovating and contracting the necessary licensed contractors. She will have this home renovated to occupy as her primary residence.

Based on the Land Bank’s disposition policies, staff recommend sale to Kathleen Weaver, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home is sold to an owner-occupant.

107 Hartson St. Purchase Offer		
Applicant	Lilitte Knox	Kathleen Weaver
Offer	\$13,000	\$14,000
Plan	Renovate to Owner-Occupy	Renovate to Re-sell to Owner-Occupant

13) 216 Wall St. – Vacant Three-Family Property

Date Acquired: 03/29/2018	Listed: 05/18/2018
Current List Price: \$2,000	Days on Market: 807 days
Original List Price: \$7,900	Land Bank’s Minimum Renovation Est: \$50,568

216 Wall St. is a vacant, three-unit home in the Park Ave. Neighborhood across from Frazer School. It is an illegal nonconforming use in a zoning district that only allows one- and two-family homes. The buyer will be required to convert it to a two-family home. It will need major renovations.

George Doumit has owned and operated a construction business since 2010. He is very experienced in renovating homes and also owns and operates other rental properties in Syracuse. He plans to renovate this home to operate as a rental.

Based on the Land Bank’s disposition policies, staff recommend sale to George Doumit, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

216 Wall St. Purchase Offer	
Applicant	George Doumit
Offer	\$2,000
Plan	Renovate for Rental

14) 637 E. Division St. – Vacant Single-Family Property

Date Acquired: 08/30/2018	Listed: 03/13/2020
Current List Price: \$6,500	Days on Market: 143 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$40,768

637 E. Division St. is a vacant, single-family home on the Northside. It has three bedrooms, one bathroom, no driveway, and will require major renovations.

Muheyidin Shek Mohamoud is excited about purchasing his first rental property in Syracuse. He plans to hire contractors to complete the whole renovation.

Based on the Land Bank’s disposition policies, staff recommend sale to Muheyidin Shek Mohamoud, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

637 E. Division St. Purchase Offer	
Applicant	Muheyidin Shek Mohamoud
Offer	\$6,500
Plan	Renovate for Rental

15) 100 Fage Ave. – Vacant Single-Family Property

Date Acquired: 12/20/2019	Listed: 01/27/2019
Current List Price: \$9,900	Days on Market: 191 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$47,498

100 Fage Ave. is a vacant, single-family home in the Brighton neighborhood. It has four bedrooms, one bathroom, first-floor laundry, an attached carport, and is on the corner of Cannon St.

A. Shauvik Mittra is an experienced real estate investor from New Jersey who is eager to begin purchasing homes from the Land Bank. He plans to renovate this home to re-sell, hopefully to an owner-occupant. He is also assisting his mother with her purchase and renovation a few blocks away at 512 Cannon St.

Based on the Land Bank’s disposition policies, staff recommend sale to A. Shauvik Mittra, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

100 Fage Ave. Purchase Offer	
Applicant	A. Shauvik Mittra
Offer	\$9,900
Plan	Renovate to Re-Sell

16) 1107 Butternut St. – Vacant Two-Family Property

Date Acquired: 01/29/2016	Listed: 03/09/2020
Current List Price: \$1,000	Days on Market: 148 days
Original List Price: \$8,500	Land Bank’s Minimum Renovation Est: \$48,446

1107 Butternut St. is a vacant, two-family home on the Northside. There are three bedrooms and one bathroom in each unit. There is no driveway for this property and there is significant water damage.

Haggai Vardi is an experienced real estate investor who has been purchasing and renovating homes for 12 years. This is his first purchase from the Land Bank and he plans to renovate this home to operate as a rental.

Based on the Land Bank’s disposition policies, staff recommend sale to Haggai Vardi, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

1107 Butternut St. Purchase Offer	
Applicant	Haggai Vardi
Offer	\$1,000
Plan	Renovate for Rental

17) 2107 S. State St. – Vacant Single-Family Property

Date Acquired: 09/24/2015	Listed: 02/10/2017
Current List Price: \$1,000	Days on Market: 1,272 days
Original List Price: \$9,900	Land Bank’s Minimum Renovation Est: \$40,947

2107 S. State St is a vacant, single-family home on the Southside. It has four bedrooms, one bathroom, and will need major renovations.

Nicole Rose-Guy is hoping to purchase this home to renovate as a rental. She owns her home in Rochester where she completed a whole-house renovation. She is excited to purchase her first Land Bank home in Syracuse and is considering relocating to Syracuse. She plans to complete much of the work herself and hire contractors for the rest.

Based on the Land Bank’s disposition policies, staff recommend sale to Nicole Rose-Guy, subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

2107 S. State St. Purchase Offer	
Applicant	Nicole Rose-Guy
Offer	\$1,000
Plan	Renovate for Rental

18) 204 Elk St. – Vacant Single Family Property

Date Acquired: 1/24/19	Listed: 4/25/19
Current List Price: \$5,900	Days on Market: 467 days
Original List Price: \$7,900	Land Bank’s Minimum Renovation Est: \$44,409

204 Elk Street is a vacant single-family home. The Land Bank replaced the widows and doors with grant funds from the CNY Community Foundation. It is listed in our Home Ownership Choice Program.

Ozell Cooper is a residential contractor who owns his own business and lives across the street. He plans to renovate this home for his son to live in. The Land Bank recently started putting door hangers on nearby homes to encourage neighbors to buy on their block or refer friends/family to do so. This is how Mr. Cooper came to contact us. We have begun advertising a “Buy on Your Block” program in recent months to encourage existing owner-occupants to buy Land Bank homes on their block; under the program we will waive the Home Ownership Choice requirements if an owner-occupant wants to buy a nearby home and operate is as a rental. Since Mr. Cooper lives across the street, we recommend that we do not contractually require him to re-sell to an owner-occupant, although he states that he does plan to sell it to his son. In addition, we have recently

relaxed our requirements for contractors to show proof of funds up front to cover the Land Bank’s estimated cost of renovations. If they are a contractor who routinely does residential renovations, we will only require them to show 1/3 of the estimated cost of renovations, estimated to be the cost of materials in light of the fact that they will do their own labor. Our hope is that this will make Land Bank homes more accessible to small contractors. This made it possible for Mr. Cooper to submit a complete application.

Based on the Land Bank’s disposition policies, staff recommend sale to Ozell Cooper, subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the home passes a lead clearance inspection.

204 Elk St. Purchase Offer	
Applicant	Ozell Cooper
Offer	\$5,900
Plan	Renovate to Re-sell to Owner-Occupant

19) 115 1/2 Fountain St. – Non-Buildable Vacant Lot

Date Acquired: 04/23/14

Dimensions: Irregularly shaped with 12’ of street frontage

Warren Bailey is an owner occupant of 115 Fountain St and Enos Ely owns the investment property at 121 Fountain St. They would each like to purchase a portion of the irregularly shaped vacant lot at 115 ½ Fountain St to expand their yards.

Based on the Land Bank’s disposition policies, staff recommends the sale of the front 12’ x approx. 120’ portion to Warren Bailey and the back triangular shaped portion to Enos Ely, contingent upon them resubdividing and combining the lot with their adjacent properties.

111 ½ Fountain St Purchase Offer		
Applicant	Warren Bailey	Enos Ely
Offer	\$151.00	\$976.00



20) 115 Grove St. – Non-Buildable Vacant Lot

Date Acquired: 12/18/2015

Dimensions: 33' x 133'

The Land Bank acquired this non-buildable vacant lot in December 2015. Laura Wheeler Rankin owns the investment property at 111 Grove Street and she is renting to own the property to her tenant Brian Jennings. There have been issues with neighbors parking cars on the lot and Mr. Jennings would like to erect a 4' fence to prevent any further trespassing on the lot.

Based on the Land Bank's disposition policies, staff recommends the sale of 115 Grove Street to Laura Wagner, contingent upon her resubdividing and combining the lot with her adjacent property and subject to Mr. Jennings erecting a 4' high picket fence across the front of the vacant lot so that vehicles cannot park on the lot.

115 Grove St Purchase Offer	
Applicant	Laura Wheeler Rankin
Offer	\$976.00

21) 284 W. Calthrop Ave. – Non-Buildable Vacant Lot

Date Acquired: 12/20/2019

Dimensions: 44' x 43'

The Land Bank acquired this non-buildable vacant lot in December 2019. Barbara J. West is the owner-occupant at 2429 Midland Ave., which is adjacent to the property. Because of the location of the property, Ms. West is the only logical buyer. She would like to put up a fence and install a playground for her grandchildren. Based on the Land Bank's disposition policies, staff recommends the sale of 284 W. Calthrop Ave. to Barbara J. West, contingent upon her resubdividing and combining the lot with her adjacent property.

284 W Calthrop Ave Purchase Offer	
Applicant	Barbara J. West
Offer	\$151.00



A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on August 18, 2020 at 8:00 AM.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

PRESENT:

Vito Sciscioli, Chair
Julie Cerio, Secretary
Patrick Hogan, Vice Chair
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn E. Wright	Executive Director
John P. Sidd, Esq.	GSPDC Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No.: 23 of 2020

**RESOLUTION AUTHORIZING THE ACQUISITION OF
CERTAIN PROPERTIES FROM THE CITY OF SYRACUSE**

WHEREAS, New York Not-For-Profit Corporation Law §1608(b) authorizes the GSPDC to acquire real property by gift, devise, transfer, exchange, foreclosure, purchase, or otherwise; and

WHEREAS, pursuant to New York Not-For-Profit Corporation Law §1608(c), the GSPDC may accept transfers of real property from municipalities upon such terms and conditions as agreed to by the GSPDC and the municipality; and

WHEREAS, the GSPDC desires to acquire from the City of Syracuse title to certain parcels of real property identified on the Properties List attached hereto as Schedule A subject to the limitations set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The GSPDC is hereby authorized to acquire from the City of Syracuse title to the parcels of real property identified on the Properties List attached hereto as Schedule A (individually a "Property" and collectively the "Properties"), subject to the following limitations:

GSPDC shall be under no obligation to acquire any Property which the GSPDC reasonably determines to:

- a. have defects in title; or
- b. constitute a danger or public hazard; or
- c. contain hazardous substances or present other environmental concerns; or
- d. be fiscally imprudent for the GSPDC to accept including, by way of example and not limitation, Property which contains improvements in need of demolition; or
- e. that the GSPDC deems inappropriate for acquisition.

Section 3. The Chairman and the Executive Director of the GSPDC are each hereby authorized and directed to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 4. The other officers, employees and agents of the GSPDC are hereby authorized and directed for and in the name and on behalf of the GSPDC to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Vito Sciscioli	VOTING	___
Mike LaFlair	VOTING	___
El Java Abdul Qadir	VOTING	___
Patrick Hogan	VOTING	___
Julie Cerio	VOTING	___

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on August 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 15th day of September, 2020.

Julie Cerio, Secretary

SCHEDULE A

Two portions of a vacant lot at 515 Seymour Street – Property Number: 0881104900

Portion of 515 Seymour Street - West

All that tract and or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, said tract and or parcel of land being a portion of Lot 15, Block 302 in said City and being more particularly described as follows:

Beginning at a point situate in the present southerly line of Seymour Street, said point being westerly, a distance of 351.25 feet, as measured along said southerly line, from its intersection with the easterly line of Farm Lot 173;

- thence, S.04°-07'-00"E., a distance of 132.00 feet to a point;
- thence, S.85°-53'-00"W., a distance of 15.75 feet to a point;
- thence, N.04°-07'-00"W., a distance of 132.00 feet to a point situate in the before mentioned southerly line of Seymour Street;
- thence, N.85°-53'-00"E., along said southerly line, a distance of 15.75 feet to the point and place of beginning.

The hereinbefore described tract and or parcel of land is subject to and together with any and all easements, restrictions and/or rights of way of record.

Portion of 515 Seymour Street - East

All that tract and or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, said tract and or parcel of land being a portion of Lot 15, Block 302 in said City and being more particularly described as follows:

Beginning at a point situate in the present southerly line of Seymour Street, said point being westerly, a distance of 330.0 feet, as measured along said southerly line, from its intersection with the easterly line of Farm Lot 173;

- thence, S.04°-07'-00"E., a distance of 132.00 feet to a point;
- thence, S.85°-53'-00"W., a distance of 21.25 feet to a point;
- thence, N.04°-07'-00"W., a distance of 132.00 feet to a point situate in the before mentioned southerly line of Seymour Street;
- thence, N.85°-53'-00"E., along said southerly line, a distance of 21.25 feet to the point and place of beginning.

The hereinbefore described tract and or parcel of land is subject to and together with any and all easements, restrictions and/or rights of way of record.

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on August 18, 2020 at 8:00 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

PRESENT:

Vito Sciscioli, Chair
Julie Cerio, Secretary
Patrick Hogan, Vice Chair
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered _____, seconded by _____, to wit:

Resolution No.: 24 of 2020

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE SALE OF REAL PROPERTIES**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") sets forth the following methods by

which the GSPDC is permitted to dispose of its real property: negotiated sale, request for proposals, auction, and noncompetitive sale; and

WHEREAS, Section 4(e)(iv) of the Property Disposition Policy authorizes the GSPDC to sell property to a buyer without first undertaking other methods of disposition when it determines that a benefit to the community will be had by authorizing such sale without competitive procedures for reasons consistent with the GSPDC's mission and purpose and upon a demonstration that the buyer is uniquely qualified to own, develop or otherwise return the property to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Property Sale Information Sheet attached hereto as Schedule A (the "Properties"); and

WHEREAS, the individuals or entities identified on the Property Sale Information Sheet as the buyers (the "Buyers") submitted an offer to purchase the Properties for the prices set forth therein; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by selling the Properties to the Buyers without competitive procedures for the reasons identified in the Property Sale Information Sheet which are consistent with the GSPDC's mission and purpose; and

WHEREAS, the Board of Directors has also determined that the Buyers are uniquely qualified to return the Properties to productive use for the reasons identified in the Property Sale Information Sheet; and

WHEREAS, the Buyers are qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, pursuant to Section 4(e)(iv) of the Property Disposition Policy, the GSPDC is therefore permitted to sell the Properties to the Buyers without first undertaking other methods of disposition and without competitive procedures; and

WHEREAS, the GSPDC desires to sell the Properties to the Buyers identified on the Property Sale Information Sheet at the prices set forth therein; and

WHEREAS, if noted on the Property Sale Information Sheet, the GSPDC shall require the Buyers to execute and deliver a Development Enforcement Mortgage to ensure that the Buyers fulfill their development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell the Properties to the Buyers identified on the Property Sale Information Sheet and authorize the Executive Director to enter into Contracts to Purchase with the GSPDC as Seller and the Buyers as buyer with respect to the Properties. The Contracts to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Vito Sciscioli	VOTING	___
Patrick Hogan	VOTING	___
Michael LaFlair	VOTING	___
Julie Cerio	VOTING	___
El-Java Abdul-Qadir	VOTING	___

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on August 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 15th day of September, 2020.

Julie Cerio, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

A portion of 515 Seymour Street
Portion of 097.-04-16.0

Buyers' Names:

Sunshine Booker

Purchase Price:

\$1

Benefit to the Community Resulting from the Sale:

This sale will:

- Secure for Ms. Booker a section of her lot that she and her family have maintained and treated as their own since the 1970s
- Ensure that she retains a buffer between her home and the pedestrian pathway
- Return this land to taxable status

Buyer's Unique Qualifications for Returning the Property to Productive Use:

Ms. Booker is the only logical buyer as this portion of 515 Seymour has been treated as part of her lot for several decades.

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened via video conference on August 18, 2020 at 8:00 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

PRESENT:

Vito Sciscioli, Chair
Julie Cerio, Secretary
Patrick Hogan, Vice Chair
Michael LaFlair, Treasurer
El-Java Abdul-Qadir

EXCUSED:

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered _____, seconded by _____, to wit:

Resolution No.: 25 of 2020

**RESOLUTION AUTHORIZING THE
NONCOMPETITIVE SALE OF REAL PROPERTIES**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") sets forth the following methods by

which the GSPDC is permitted to dispose of its real property: negotiated sale, request for proposals, auction, and noncompetitive sale; and

WHEREAS, Section 4(e)(iv) of the Property Disposition Policy authorizes the GSPDC to sell property to a buyer without first undertaking other methods of disposition when it determines that a benefit to the community will be had by authorizing such sale without competitive procedures for reasons consistent with the GSPDC's mission and purpose and upon a demonstration that the buyer is uniquely qualified to own, develop or otherwise return the property to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Property Sale Information Sheet attached hereto as Schedule A (the "Properties"); and

WHEREAS, the individuals or entities identified on the Property Sale Information Sheet as the buyers (the "Buyers") submitted an offer to purchase the Properties for the prices set forth therein; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by selling the Properties to the Buyers without competitive procedures for the reasons identified in the Property Sale Information Sheet which are consistent with the GSPDC's mission and purpose; and

WHEREAS, the Board of Directors has also determined that the Buyers are uniquely qualified to return the Properties to productive use for the reasons identified in the Property Sale Information Sheet; and

WHEREAS, the Buyers are qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, pursuant to Section 4(e)(iv) of the Property Disposition Policy, the GSPDC is therefore permitted to sell the Properties to the Buyers without first undertaking other methods of disposition and without competitive procedures; and

WHEREAS, the GSPDC desires to sell the Properties to the Buyers identified on the Property Sale Information Sheet at the prices set forth therein; and

WHEREAS, if noted on the Property Sale Information Sheet, the GSPDC shall require the Buyers to execute and deliver a Development Enforcement Mortgage to ensure that the Buyers fulfill their development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell the Properties to the Buyers identified on the Property Sale Information Sheet and authorize the Executive Director to enter into Contracts to Purchase with the GSPDC as Seller and the Buyers as buyer with respect to the Properties. The Contracts to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Vito Sciscioli	VOTING	___
Patrick Hogan	VOTING	___
Michael LaFlair	VOTING	___
Julie Cerio	VOTING	___
El-Java Abdul-Qadir	VOTING	___

The foregoing Resolution was thereupon declared and duly adopted.

STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on August 18, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 15th day of September, 2020.

Julie Cerio, Secretary

SCHEDULE A

PROPERTY SALE INFORMATION SHEET

Property Address and Tax Parcel Number:

A portion of 515 Seymour Street
Portion of 097.-04-16.0

Buyers' Names:

Felipe Rodriquez

Purchase Price:

\$1

Benefit to the Community Resulting from the Sale:

This sale will:

- Ensure that Mr. Rodriguez' tenants retains a buffer between their home and the pedestrian pathway
- Return this land to taxable status

Buyer's Unique Qualifications for Returning the Property to Productive Use:

Mr. Rodriguez is the only logical buyer of this portion of 515 Seymour. This will enable the City to make their pathway narrower so as to discourage pedestrians from loitering in this area.

July 6, 2020

Sent via email

Ms. Katelyn Wright
Executive Director
Greater Syracuse Property Development Corporation
431 E Fayette Street, Suite 375
Syracuse, NY 13202
kwright@syracuselandsbank.org

RE: Master Subscription Agreement for **ePropertyPlus** Services between eProperty/Innovations, LLC (“ePI”) and the Greater Syracuse Property Development Corporation (“Subscriber”) effective August 15, 2013, and as amended (“Agreement”).

Dear Katelyn:

Under the terms of the referenced Agreement, the present User Subscription Service began on August 28, 2019 and is due to expire August 27, 2020 (“12-month Service Term”). We are pleased to propose a renewal of a new 12-month Service Term with the following terms:

RENEWAL TERMS:		
Start Date:	August 28, 2020	
12-month Service Term	8/28/2020 – 8/27/2021	
	Number of Users	Total Annual Fee
Specified Standard Users at \$295.50 each per month	5	\$17,730.00
Each Light User @ \$44.21	1	\$530.52
Total annual User Subscription Service Fee		\$18,260.52
Each additional Standard User \$168.45		
SUBSCRIBER WILL PAY THE USER SUBSCRIPTION SERVICE FEE FOR THE RENEWED 12-MONTH SERVICE TERM ON AN ANNUAL BASIS IN ADVANCE.		
ALL OTHER TERMS AND CONDITIONS OF THE REFERENCE AGREEMENT REMAIN UNCHANGED.		

If you are interested in renewing the User Subscription Services under the renewal terms specified in the table above, please sign below and return. We will then execute and return a copy for your files. If you have any questions, please do not hesitate to contact me.

Brian White
GM & Director, Strategic Engagement
(703) 460-9057

(Signature page follows)

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS AGREEMENT TO BE SIGNED AND DELIVERED BY THEIR DULY AUTHORIZED OFFICERS, ALL AS OF THE DATE FIRST HEREIN WRITTEN.

The Subscriber:

eProperty/Innovations, LLC:

By: _____

By: _____

Name: _____

Name: Brian C. White

Title: _____

Title: GM & Director, Strategic Engagement

Date: _____

Date: _____